



## 28 DONARD COURT

Bangor BT20 3QN

- Ground Floor Apartment
- 2 Bedrooms
- Spacious Lounge
- Kitchen
- Phoenix Gas Heating System
- uPVC Double Glazing
- Newly Installed Shower Room
- Garage
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £130,000**

# 28 Donard Court

, Bangor, BT20 3QN



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

Built-in wardrobe.

## SPACIOUS LOUNGE

20'3" x 11'9" (6.17m x 3.58m)

## KITCHEN

11'8" x 10'4" (3.56m x 3.15m)

Range of high and low level cupboards and drawers with roll edge work surfaces.

Extractor hood with integrated fan and light. 11/2 tub single drainer stainless steel sink unit

with mixer tap. Plumbed for washing machine and dishwasher. Part tiled walls.

## BEDROOM 1

12'8" x 10'4" (3.86m x 3.15m)

## BEDROOM 2

11'6" x 10'4" (3.51m x 3.15m)

## SHOWER ROOM

Comprising: Walk-in shower with Thermostatic shower with Drencher over. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. PVC

panelled ceiling with downlights. Built-in extractor fan.

## OUTSIDE

( )

Communal gardens.

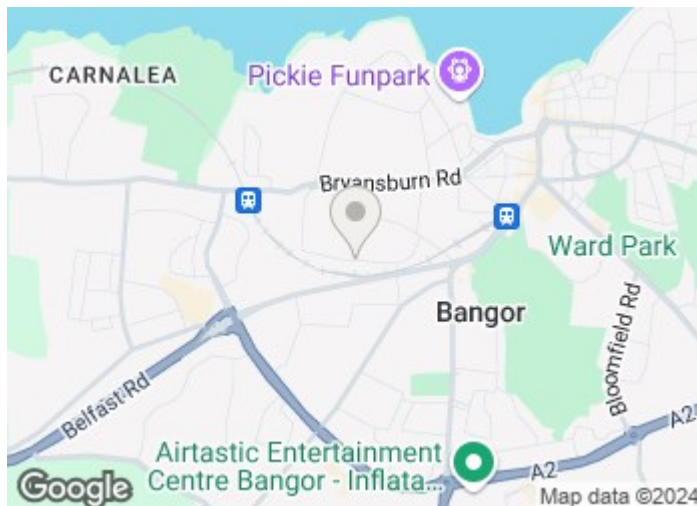
## GARAGE

16'3" x 8'10" (4.95m x 2.69m)

Up and over door.

## PLEASE NOTE

Management Fee: Approximately £840.00 per annum



## Directions



# Floor Plan

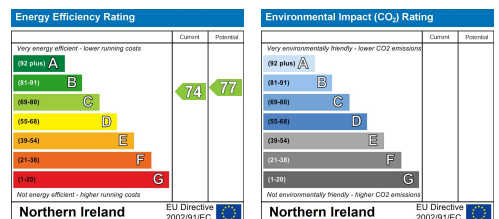
28 Donard Avenue, BANGOR, BT20 3QD



Total Area: 67.6 m<sup>2</sup> ... 727 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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